



Planning & Zoning Commission

City of Norwalk, Connecticut

Regular Meeting Agenda

Wednesday, July 5th, 2023, at 6:00pm

Virtually via Zoom teleconference at: <https://us02web.zoom.us/j/85409773890>

Public Participation instructions below!

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. SEATING OF MEMBERS**
- IV. REVIEW & ACTION ON APPLICATIONS**
 - a. #2023-32 SP/CAM – City of Norwalk – 1 Meadow Street Extension – Construction of new South Norwalk Elementary School – Preliminary review
 - b. #2023-34 SPR – RMS 394 West Avenue, LLC – 370 & 394 West Avenue and 2 Maple Street (District 1, Block 8, Lots 10, 13 and 40B) – Proposed six-story, +/- 91,853sf mixed-use development with 204 dwelling units – Preliminary review and approval of third-party peer review
 - c. #2023-39 LM – Luna Latina Lounge – 29 Wall Street – Request for live music – Report & recommended action
 - d. #05-18 SPR – Sono TOD LLC – 1 Chestnut Street – Request for bond release – Report & recommended action
 - e. #06-18 SP/Subdivision #3648 – Aiken Preserve LLC – 139 West Rocks Road – Request for bond release – Report & recommended action
- V. DISCUSSION**
 - a. #2023-19 R/M – Planning & Zoning Commission – Zoning text amendment for complete re-write of the zoning regulations and map amendment for complete re-zoning of the entire city
- VI. APPROVAL OF MINUTES:** June 7, 2023; June 21, 2023; June 28, 2023
- VII. COMMENTS OF DIRECTOR**
- VIII. COMMENTS OF COMMISSIONERS**
- IX. ADJOURNMENT**

Meeting materials can be found at the following link(s):

- South Norwalk Elementary School: <https://www.norwalkct.gov/3479/South-Norwalk-Elementary-School>
- 370 & 394 West Avenue and 2 Maple Street: <https://www.norwalkct.gov/3478/370-394-West-Avenue-2-Maple-Street>
- Draft Zoning Regulations and Map: <https://www.norwalkct.gov/3445/Zoning-Regulations-Update>

Upcoming Meetings

Planning & Zoning Commission – Regular Meeting – July 19, 2023, at 6:00pm



To allow Public Access, anyone may access this meeting by telephone, Zoom, and/or the City of Norwalk YouTube Channel. Specific instructions and links can be found at:

www.norwalkct.org/meetings

Members of the public who wish to provide “live comments” and participating virtually will need to use the Zoom meeting platform or call in using the **Telephone access** numbers provided at the end of this document. All participants will be muted upon entering the meeting. To speak, click the “raise your hand” indicator if you are using Zoom or dial *9 if you are using a telephone, and you will be called by the host of the meeting during the public comment portion of the meeting. Please find the Zoom meeting link and telephone access information below or by using www.norwalkct.org/meetings.

Members of the public who wish to view the meeting, but are not participating, may be able to view a live stream on the City of Norwalk YouTube channel. This stream is delayed by approximately 20 seconds. Please find information using the link above. The meeting recording and minutes will be posted on the City of Norwalk website within seven (7) days after the meeting. **Please note that due to scheduling conflicts, it is not guaranteed that a live YouTube stream will be available for this meeting. Please use the Zoom link provided at www.norwalkct.org/meetings or via the link below if no YouTube stream is available at the meeting start time.**

Members of the public who wish to provide public comment are encouraged to submit those via email in advance of the meeting. For these comments to be included as part of the record, they must be submitted at least three (3) hours in advance of the meeting start time. Please email Steve Kleppin, Director of Planning & Zoning, at skleppin@norwalkct.org to provide written public comment prior to the meeting.

Telephone access

- Dial: (646) 558-8656
- Enter webinar ID: 854 0977 3890

The Public may participate virtually using this link: <https://us02web.zoom.us/j/85409773890>